

LINCOLN COUNTY PLANNING BOARD MINUTES
TUESDAY, JUNE 16, 2026 – 5:30PM
LINCOLN COUNTY COURTHOUSE – LIBBY | NORTH ANNEX VIDEO CONFERENCE

MEETING CALLED TO ORDER: 5:30 PM

BOARD MEMBERS PRESENT:

☒ <u>John Damon</u>	☒ <u>Veronica Bovee Anderson, Chair</u>	☒ <u>Paul Johnson</u>
☒ <u>John Boyke</u>	☒ <u>Roberta McCanse</u>	☒ <u>Jim Gibson</u>
☐ <u>Kurt West</u>	☒ <u>Scott Mattheis</u>	☒ <u>Doug Fryer</u>

STAFF: Jesse Haag, Kristin Smith,

PUBLIC: Jeff Davidson, Judi Davidson, Gary Rodgers, Margaret Nelson, Les Nelson, Natalie Moses (Online), Shanin (Online)

AGENDA

- Meeting called to order at 17:30.
- **Approval of May 19, 2026 Meeting Minutes.**
 - *Motion to approve by J. Gibson, second by J. Damon, All in favor, motion carries.*
- **Lakeshore Construction Permit for Davidson on Upper Thompson Lake**

J. Haag presents the staff report for a proposed dock and accompanying set of stairs on Upper Thompson Lake. The landowner, J. Davidson, expresses a desire to set an example for completing the project with minimal impacts to the lakeshore, utilizing only hand tools. Also, clarifies for the board a question about concrete pad installation and that the floating dock portion on the project would remain in the water year-round but the gangway plank would be removed during winter.

 - *Motion to recommend approval with the conditions listed in the staff report by S. Mattheis. Second by J. Damon. All in favor, motion carries.*
- **Lakeshore Construction Permit for Rodgers on Glen Lake**

K. Smith presents the staff report for proposed construction work in the lakeshore protection zone including installation of a floating dock with gangway plank, rip rap, and sand and rock fill materials. It is noted that artificial sand beaches are not allowed per the lakeshore regulations, and the applicant is asking to construct a retaining wall without presenting documentation of erosion. The board discusses that the application and report is lacking in detail, and they would like better pictures of the shoreline.

- *Motion by S. Mattheis to postpone further review and decision until board gets more detailed information including signed application, photos of lakeshore, and bigger diagram. Second by J. Boyke. All in favor, motion carries.*
- **Request for comment on Conservation Easement for Cleveland on Libby Creek**

K. Smith presents information on the proposed conservation easement and request per state law that the planning board be asked for comment. The proposal would involve the Libby Placer Mining Company granting a Deed of Conservation Easement to the Vital Ground Foundation of 1,070 acres of land located along Libby Cr Road approximately 17.5 miles south of Libby along Libby Creek. N. Moses with Vital Ground is project manager and presented a few additional details such as existence of existing cabins and building envelopes that would be allowed by the easement. The board has general discussion including preservation of wildlife habitat and potential impacts by traffic to the mine.

 - *Motion by P. Johnson to send a letter that the board found no objections and offers no comments to consider. Second by J. Boyke. All in favor, motion carries.*
- **Public Comment**

Lincoln County residents L & M Nelson express concern to the board regarding the construction and operation of a cell phone tower that was put up next to their house on Parmenter Cr. Rd. Upon learning that Lincoln County did not have regulations pertaining to such structures and uses, they wanted to know what the planning board might be able to do about it. K. Smith informs that the county has previously received public comment and concern on this topic and at the request of the commissioners the Director, J. Haag presented examples of regulations being used in other Montana counties, but no follow-up action was taken.

 - *V. Bovee Anderson asks J. Haag to send memo and add to next PB agenda to discuss a letter to the commissioners.*
- **Exploring the Role of the Planning Board in Other Planning Duties Discussion**
 - The board has general discussion on possible ways the planning board could assist the planning department with their workload, ideas ranged from helping do site visits to helping make recommendations for enforcement of lakeshore and floodplain regulations. No action taken.
- **Growth Policy Review – (Postponed)**
- **Planning Staff Update**

- J. Haag informs that the planning department continues to lack the staffing resources to adequately handle their workload which has increased dramatically in the wake of the on-going recovery, mitigation, and permitting efforts associated with the December 2025 flood disaster. In response he will be proposing the hire of an additional full-time planner with the department's 26-27 budget request.
- Meeting Adjourned at 18:50